

**MARKED AGENDA
ZONING REVIEW BOARD
NOVEMBER 6, 2014
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

NEW CASES

1. **Z-14-63-** AN ORDINANCE TO ZONE PROPERTY LOCATED AT **1209, 1215, 1221, 1227, 1230, 1235, 1236, 1242, 1249, 1250, 1256, 1257, 1264 AND 1270 SPRING VALLEY LANE** TO THE R-4 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT; AND FOR OTHER PURPOSES
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL

2. **Z-14-55-**An Ordinance by Zoning Committee to rezone from the C-1 (Community Business), I-1 (Light Industrial) and RLC-C (Residential Limited Commercial-Conditional) Districts to the MRC-1 (Mixed Residential Commercial) District for property located at **1529 PIEDMONT AVENUE, N.E. AND 1518 MONROE DRIVE, N.E.**, fronting approximately 222 feet on the southwesterly side of Monroe Drive and approximately 134 feet on the southeasterly side of Piedmont Avenue. Depth: varies. Area: approximately 2.74 acres. Land Lot 56, 17th District, Fulton County, Georgia.
OWNER: THOMAS I. PUETT AND JEANIE FELDMAN
APPLICANT: ANNE E. PUETT
NPU F COUNCIL DISTRICT 6
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 30-DAY DEFERRAL-DECEMBER 2014
ZRB RECOMMENDATION: 30-DAY DEFERRAL-DECEMBER 2014

3. **Z-14-56-** An Ordinance by Zoning Committee to rezone from the I-2 (Heavy Industrial) District to the LW (Live Work) District, property located at **874, 876 AND 878 JOSEPH E. LOWERY BOULEVARD** (aka ASHBY STREET), N.W., fronting approximately 100 feet on the west side of Joseph E. Lowery Boulevard beginning approximately 1015 to north right of way of Jefferson Street.. Depth: approximately 212 feet. Area: approximately 0.486 acres. Land Lot 113, 14th District, Fulton County, Georgia.
OWNER: SCOTT RICHTER
APPLICANT: SCOTT RICHTER
NPU K COUNCIL DISTRICT 3
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

4. **Z-14-58-** An Ordinance by Zoning Committee to rezone from the C-1-C to the C-1-C for the purposes of a site plan amendment, property located at **373 WEST LAKE AVENUE, N.W.**, fronting approximately 100 feet on the east side of West Lake Avenue beginning 105.75 feet from the southeast corner of Carlisle Street. Depth: approximately 200 feet. Area: approximately 0.459 acres. Land Lot 146. 14th District, Fulton County, Georgia.
OWNER: VETERANS EMPOWERMENT ORGANIZATION OF GEORGIA
APPLICANT: JONATHAN D. MAYWEATHER
NPU J COUNCIL DISTRICT 3
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

5. **Z-14-59-** An Ordinance by Zoning Committee to rezone from the R4A to the RG-3 for property located at **381 and 385 WEST LAKE AVENUE, N.W.**, fronting approximately 198 feet on the east side of West Lake Avenue and approximately 378 feet on the south side of Carlise Street. Property is located at the southeasterly intersection of West Lake Avenue and Carlise Street. Depth: 200 feet Area: approximately 0.459 acres. Land Lot 146. 14th District, Fulton County, Georgia.
OWNER: VETERANS EMPOWERMENT ORGANIZATION OF GEORGIA
APPLICANT: JONATHAN D. MAYWEATHER
NPU J COUNCIL DISTRICT 3
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL
6. **U-14-26-** An Ordinance by Zoning Committee granting a Special Use Permit for a telecommunications facility pursuant to Section 16-11.005 (1) (f) for property located at **320 ASHWOOD AVENUE, S.W.**, (parcel number 14 0090 LL021) fronting approximately 852 feet on the west side of Pryor Road at the northwest corner of Fair Drive and Pryor Road. Depth: approximately 602 feet. Area: approximately 7.2177 acres. Land Lot 90, 14th District, Fulton County, Georgia.
OWNER: HARMAN CC
APPLICANT: JENNIFER A. BLACKBURN
NPU Y COUNCIL DISTRICT 12
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

DEFERRED CASES:

7. **Z-13-36-** An Ordinance to rezone from the SPI-11 SA6/BL (Special Public Interest District: Vine City and Ashby Station Subarea 6/Beltline Overlay) District to SPI-11 SA8/BL (Special Public Interest District: Vine City and Ashby Station Subarea 8/Beltline Overlay) District for property located at (Single Family Residential) to the R-4A (Single Family Residential) District for property located at **961-973 DESOTO STREET, N.W.**, fronting approximately 297 feet on the north side of Desoto Street beginning approximately 300 feet from the northeast intersection of Desoto Street and Ollie Street. Depth approximately 324 feet; Area: 2.2 acres. Land Lot 115, 14th District, Fulton County, Georgia.
OWNER: TRACK INVESTMENTS, LLC
APPLICANT: KAVEH KAMOONEH
NPU K COUNCIL DISTRICT 3
NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: 60-DAY DEFERRAL-JANUARY 2015
ZRB RECOMMENDATION: 60-DAY DEFERRAL-JANUARY 2015

8. **Z-14-39-** An Ordinance to rezone from the PDMU (Planned Development-Mixed Use) District to the PDMU (Planned Development Mixed Use) District for a change of conditions, property located at **410-418 GRANT PARK PLACE, 769-785 CHEROKEE AVENUE, 421-423 AUGUSTA AVENUE, AND 765-775 HARRISON PLACE, S.E.**, fronting approximately 357 feet on the north side of Cherokee Avenue, approximately 200 feet on the east side of Grant Park Place and approximately 79 feet on the west side of Augusta Avenue. Depth: varies. Area: approximately 1.384 acres. Land Lot 143, 14th District Fulton County, Georgia.
OWNER: GRANT PARK PLACE, LLC.
APPLICANT: JASON NAYLOR
NPU W COUNCIL DISTRICT 1
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 90-DAY DEFERRAL-FEBRUARY 2015
ZRB RECOMMENDATION: 90-DAY DEFERRAL-FEBRUARY 2015
9. **U-14-15-**An Ordinance by Zoning Committee granting a Special Use Permit for a Personal Care Home (group home) pursuant to Section 16-06A.005 (1) (g) for property located at **1165 ARLINGTON AVENUE, S.W.** fronting approximately 66 feet on the northeasterly side of Arlington Avenue and approximately 25 feet west of the Selwin Avenue. Depth varies. Area: approximately .360 acre. Land Lot 119, 14th District, Fulton County, Georgia.
OWNER: GEORGIA A DOE
APPLICANT: PASCHAL U. IKE
NPU S COUNCIL DISTRICT 4
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 30-DAY DEFERRAL-DECEMBER 2014
ZRB RECOMMENDATION: 30-DAY DEFERRAL-DECEMBER 2014
10. **Z-14-23-** A Substitute Ordinance by Zoning Committee to rezone from the R-4A (Single Family Residential) District to the MRC-2 (Mixed Residential Commercial) District, property located at **1760 MEMORIAL DRIVE, S.E.**, fronting approximately 201 feet on the north side of Memorial Drive, fronting approximately 164 feet on the south side of Memorial Drive and located approximately 165 feet east of the intersection of Memorial Drive and Clay Street. Depth: approximately 150 feet. Area: approximately 0.829 acre. Land Lot 206C, 15th District, DeKalb County, Georgia.
OWNER: SABRIN AND SYL ENTERPRISES INC./SYLVIA HILL MIDDLEBROOKS
APPLICANT: STEPHEN D. MANSFIELD
NPU O COUNCIL DISTRICT 5
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: APPROVAL OF A SUBSTITUTE ORDINANCE
ZRB RECOMMENDATION: APPROVAL OF A SUBSTITUTE ORDINANCE

11. **Z-14-47-** An Ordinance to rezone from the O-I (Office Institutional) District to the C-1 (Community Business) District, property located at **2573 LENOX ROAD, N.E.**, fronting approximately 339 feet on the west side of Lenox Road and approximately 738 on the south side of Buford Highway and located at the southeasterly intersection of Buford Highway and Lenox Road. Depth: varies. Area: approximately 3.085 acres. Land Lot 6, 17th District Fulton County, Georgia.

OWNERS: LENOX BUFORD HOLDINGS, LLC

APPLICANT: LENOX BUFORD HOLDINGS, LLC

NPU B COUNCIL DISTRICT 7

NPU RECOMMENDATION: DEFERRAL

STAFF RECOMMENDATION: 30-DAY DEFERRAL-DECEMBER 2014

ZRB RECOMMENDATION: 30-DAY DEFERRAL-DECEMBER 2014

END OF AGENDA